

BOLTON BOARD OF APPEALS
Minutes of Meeting
December 20, 2005 at 7:30 P.M.
Bolton Town Hall

Present: Gerard Ahearn, Jake Foote (8:30pm; present for Riverside Hearing), Jackie Smith, Charlie Lord, Russ Karlstad, Kay Stoner, Nat Tipton (Town Planner)

1. Variance Request – Holly E. Plante

Curt Plante presented the plan. Mr. Plante would like to construct a garage on his property but cannot be cited properly without encroaching within the 20 feet sideyard setback. Therefore, Mr. Plante is requesting a variance from this bylaw. Mr. Plante gave a description of his property. The parcel slightly slopes downward from east to west, with wetlands on the lower west side of the 2.39 acre parcel. The garage could not be placed anywhere on the site but the proposed location. The Board discussed placing a condition that would prohibit storage of construction related equipment in the garage. Mr. Plante argued he met the required criteria to issue a variance.

The Board closed the hearing. On motion by Russ Karlstad, seconded by Jacqueline Smith, the Board voted to grant the variance 5-0.

2. Riverside Hearing

Ahearn explained the hearing had been continued to November 16, 2005 at the last hearing. The hearing was continued to tonight's date on November 16th by the Board. The Board had solicited additional comments from Boards on the 10 unit plan

Ahearn reviewed comments received since the last meeting. Roxanne Burney, Mark Lovington, Rick Brown, and Brenda Wright submitted comments to the Board, and to the Planning Board as well.

Ahearn explained this meeting was the last meeting for Russ Karlstad who was going to be moving to Arizona at the end of the year. Roxanne Burney expressed frustration that it had taken one year to go from 12 units to 10 units. Ahearn suggested the Board close the hearing and vote. O'Hagan asked for a chance to revise the design, perhaps providing two buildings with four units each. Mr. O'Hagan asked the Board if there was a project the Board would support. Ahearn thought the applicant should be given one more chance to provide a better plan that addresses the density and environmental impact concerns raised during the hearing.

The Board continued the hearing to January 25, 2006 at 7:00pm.